



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
December 10, 2015
Minutes
Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Jim Dewees, Brett Hand, Bob Phillips, Chad Adams, Dave Leh, P.E., Gilmore & Associates, Cary Vargo, Township Manager, Gwen Jonik, Secretary

Bob Schoenberger called the meeting to order at 7:33 p.m. and welcomed the newly appointed Commission member, Bob Phillips.

Hankin Group – Eagleview Corporate Center Lot #1 – Conditional Use Application

Neal Fisher, P.E. - Hankin Group, Mike Malloy, Esq. – Hankin Group, Jerry Madden, Director of Facilities - DSM Biomedical, and Jack Purcell, Vice President – Commercial Sales and Leasing - Hankin Group, were in attendance.

Mr. Fisher introduced the Hankin Group's Conditional Use Application, submitted December 2, 2015, seeking approval for manufacturing within a building to be constructed on Lot #1 of Eagleview Corporate Center. Manufacturing is permitted in the Planned/Industrial (PI) District through conditional use approval. DSM Biomedical Company bought Kensey Nash several years ago and brings an opportunity to expand the business; however, their current facilities cannot accommodate the expansion. The proposed use is the production of the base material used in contact lenses. An 80,000 SF flexible-space building on Lot #1, which could accommodate a mix of office, warehouse, manufacturing, received Land Development Approval several years ago. This Use proposes 20,000 SF of manufacturing space, 5,000 SF for offices, 13,000 SF for Research & Development, and 15,000 SF for warehouse space, totaling 53,000 SF, which will be leased by DSM. DSM's headquarters will remain in the current building in Eagleview - Upper Uwchlan Township, they'll continue to lease another building in Eagleview - Uwchlan Township, and they'll lease the portion of this building, which would be constructed in the near future.

Discussion included the following: several chemicals / solvents / cleaning solutions are involved in either the manufacturing process or the cleaning of the manufacturing area; DSM is relocating this process from the West Coast solvents; very small quantities of inventory or product will need to be stored on-site; all processes are accomplished indoors; minimal storage outdoors; any outdoor storage tanks will be within brick enclosures, such as on the parcels DSM currently uses; no odors, no true emissions from this process; State/DEP permits aren't anything out of the ordinary; Material Safety Data Sheets (MSDS) will be provided for informational purposes; traffic flows will be less than originally proposed during Land Development; there will be extensive landscaping around the perimeter of the building as was required during Land Development; Columbia Pipeline has completed their expansion work in relation to Lot #1; Sunoco is acquiring additional right-of-way for a HDD bore pit on the far side of the Lot; there are 2 day shifts, no night shift; the noise level at the property line will be well below regulations; no construction materials will be stored.

Chad Adams questioned how to monitor changes in manufacturing uses at this site. Discussion resulted in the following suggestions:

1. If more than 20,500 SF is going to be used for manufacturing purposes, the Hankin Group must return for Township approval; and
2. If there is a change in the product being manufactured, the Hankin Group must return to the Township for approval.

Mr. Malloy clarified that the manufacturing use is allowed per Township Ordinances through conditional use approval; the PI District invites light manufacturing uses. Mr. Fisher advised that the Hankin Group doesn't wish to violate any codes related to the health, safety or welfare of their neighbors.

Further discussion resulted in the Commission agreeing that the conditional use wouldn't need to be reopened until the manufacturing processes exceed 50,000 square feet of the building.

Bob Schoenberger restated the conditions and added a third:

1. If more than 50,000 SF is necessary for the manufacturing process, the Hankin Group must return and re-open the Conditional Use process.
2. If the manufacturing processes change substantially, the Hankin Group must return and re-open the Conditional Use process.
3. The Applicant must comply with prevailing State and environmental regulations.

Jim Dewees moved, seconded by Sally Winterton, to recommend to the Board of Supervisors that they grant Conditional Use Approval incorporating the 3 conditions mentioned above. The Motion carried unanimously.

A Conditional Use Hearing has been scheduled for December 21, 2015.

Open Community Corp. Minor Final Subdivision Plan

John Shelton introduced a Minor 3-Lot Subdivision Plan, dated December 1, 2015, for the property known as Uppatinas School, on Greenridge Road. The Plan proposes subdividing the existing 2 lots into 3 lots, keeping the school buildings on 1 lot and creating 2 new lots for 2 single-family homes. The new lots will be 1.24 acres and <4.0 acres and a common driveway will serve the 2 new homes. A common driveway minimizes the impervious coverage and area of disturbance. Less than 1 acre will be disturbed, collectively, which is under the threshold requiring an NPDES permit.

The new homes will have on-site wells. They are on the border of Aqua PA's minimum connection distance, and private property may have to be crossed, which Aqua PA does not do.

The new homes will have on-site septic systems. Mr. Shelton advised the County has provided a 'clearance' letter of primary and alternate disposal areas, of which 4-bedroom homes were used for the calculations.

Sight distance at the common driveway is of concern. Mr. Shelton advised that the topography at that location lends itself to adequate sight distance and it meets PennDOT's standards.

Chad Adams moved, seconded by Sally Winterton, to accept the Minor Subdivision Plan for review by Township consultants. The Motion carried unanimously.

270-290 Park Road – Gunner Properties

Alyson Zarro, Esq. – Riley Riper Hollin & Colagreco, Denny Howell – D.L. Howell Associates, Michael Ryan – Argus Property Group, Fred Gunther – Gunner Properties and Chase Gunther were in attendance.

Ms. Zarro advised that the Applicant, Gunner Properties, had received the Township Consultants' review letter (Gilmore & Associates December 4, 2015) and the Preliminary/Final Land Development Plans would be revised to address all comments within the review letter, however there are several comments of significance to discuss. The Conditional Use Application proposes the construction of 44 townhomes on 3 currently vacant lots within the C-1 Village Commercial District.

The first item to discuss is the requirement of a 40-foot setback between garages and the sidewalk/cartway. Township Ordinances allow for a 50% reduction in that setback, through conditional use approval; this Plan proposes a 20-foot setback. The Applicant has amended their Application to include this reduction in the garage setback, as 20' provides more than adequate room in a driveway for standard passenger vehicles.

Mr. Howell advised that they've updated the parking areas on the Land Development Plan, providing more parking spaces than required. Parking spaces are required to be within 100 feet of each unit and that requirement is also met; overflow/additional parking spaces are also within 100 feet of most of the units. Planning Commission members would like more overflow parking available near the units at the rear of the development.

Further discussion included: the road will be a private road; no parking on the road; there will be a Homeowners Association (HOA); trash/recycling services would be coordinated by the HOA; the Commission had suggested the location of the interior units and the overflow parking near Park Road be swapped so the open space isn't broken up, however, Ms. Zarro advised that the thought is to keep the units as far from Park Road as possible, plus that keeps the additional parking spaces near the units that don't have the larger driveways; some of the area and bulk requirements for C-1 aren't applicable as this isn't a commercial use; the density and height of the buildings are going to be very visible – the Commission would like to see the density reduced by several units and the design of the units adjusted to reduce the height as much as possible, to afford a better transition from the commercial district to the residential area, namely Heather Hill; the revised square footage of the units and the architectural elevations will be provided to Brandywine Conservancy for further comment; the landscaping buffers and setbacks will comply with requirements; estimated number of school-age children is <10.

Ms. Zarro advised they are seeking a recommendation from the Commission for only the Conditional Use Application, which will be revised to include the garage setbacks.

Mr. Vargo suggested the Conditional Use process be opened with a Hearing December 21, 2015, the Land Development Plans be revised to the Commission's January meeting, the Commission could then make a recommendation to the Board of Supervisors regarding the Land Development Plan and a second Hearing be held in January for potential approval of both the Conditional Use and the Land Development Plan.

Sally Winterton moved, seconded by Brett Hand, to recommend that the Conditional Use proposal, the Consultants' reviews and this evening's Planning Commission comments be

forwarded to the Board of Supervisors for their consideration. The Motion carried with (5) in favor and (1) abstention (Winterton).

Mr. Gunther briefly presented a sketch of his concept for redevelopment of the Funderwhite Property, which he recently purchased (along Park Road, between Pottstown Pike and Little Conestoga Road). He'd like to create a retail village with the existing buildings plus additional shoppes, where people can park and walk the various establishments, which could include a beer garden, restaurant, etc.

Approval of Minutes

Brett Hand noted an error in the draft November 12, 2015 meeting minutes. Sally Winterton moved, seconded by Brett Hand, to approve the minutes of the November 12, 2015 Planning Commission meeting with the typo corrected. The Motion carried unanimously.

Open Session

Boy Scout Adam Steppke of Troop 2 was in attendance, completing requirements for the Citizenship in the Community merit badge.

Bob Schoenberger announced the next Planning Commission meeting date of January 14, 2016, 7:30 p.m.

Adjournment

Jim Dewees moved, seconded by Brett Hand, to adjourn the meeting at 9:00 p.m. Motion carried.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary